

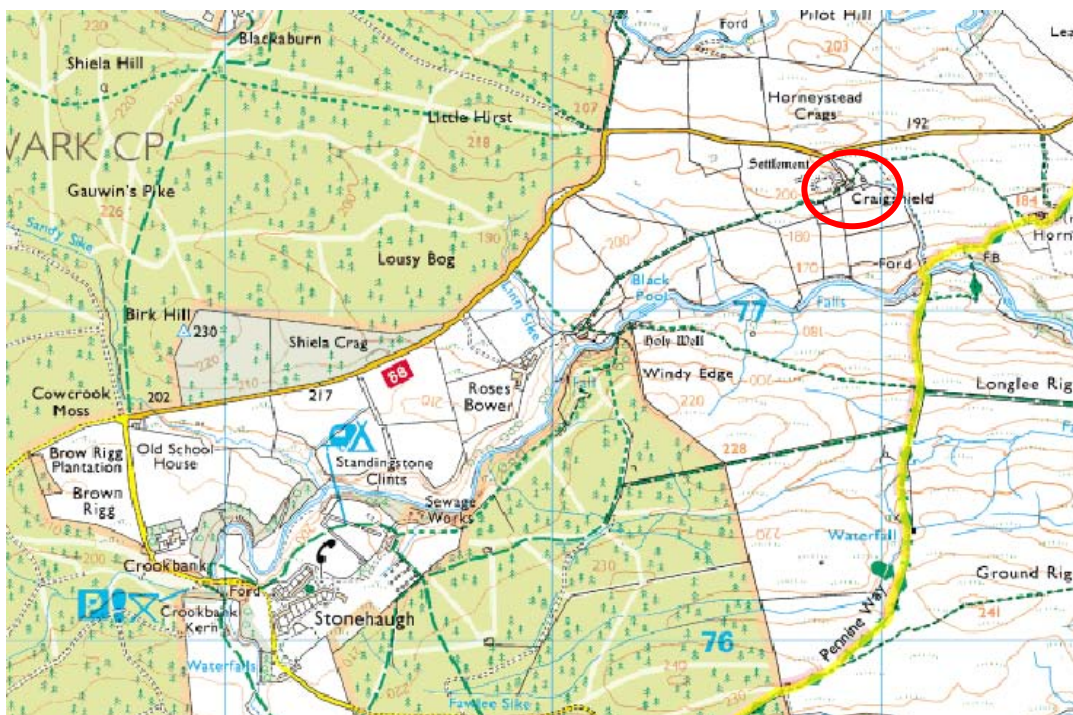


DELEGATED DECISION REPORT

Application Reference Number	17NP0078
Description / Site Address	Construction of two storey side extension and single storey rear extension at Craigshield Cottage, Wark, Hexham, Northumberland, NE48 3DT
Expiry date of publicity / consultations	20 September 2017
Last date for decision	17 October 2017

Details of Proposal

Planning permission is sought for the proposed construction of a two storey side and single storey rear extension to the property known as Craigshield Cottage, Wark.



Location of application site

Craigshield Cottage and its adjoining neighbour, known as Craigshield, are contained within a cluster of outbuildings within the open countryside approximately 1.8km north east of Stonehaugh, 5km west of Wark.

The property is constructed from stone and slate and comprises a two storey element which adjoins Craigshield to the eastern side, with a single storey porch to the northern side (referred to within the information submitted as the rear elevation). The property also benefits from a single storey mono pitch extension to the southern (front) elevation which projects west beyond the two storey gable elevation.

The application proposes the construction of a two storey extension to the western side of the building alongside an extension to the existing single story porch to the northern elevation in order



to provide additional living accommodation to the property. The works would be undertaken in random stone and slate with uPVC windows and doors to match the existing property.



Left: North facing side of building

Right: Gable elevation of building

Planning Policy & Guidance

National Policies

National Planning Policy Framework (NPPF) (2012)

National Planning Practice Guidance (2015)

Local Policies

Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)

Policy 1	<i>Delivering Sustainable Development</i>
Policy 3	<i>General Development Principles</i>
Policy 5	<i>General Location of New Development</i>
Policy 17	<i>Biodiversity and Geodiversity</i>
Policy 18	<i>Cultural Heritage</i>
Policy 19	<i>Tranquillity</i>
Policy 20	<i>Landscape Quality and Character</i>

Supplementary Planning Guidance

NNPA Building Design Guide Supplementary Planning Document (Design Guide SPD)

NNPA Landscape Supplementary Planning Document (Landscape SPD)

Relevant Planning History

None relevant to this application



Consultation/Representations

Wark Parish Council: No response received

NNPA Ecologist: No objections, subject to the recommendations made within the Bat Survey being made a condition of the grant of planning permission

No representations received in response to a notice displayed at the site on 30.08.2017 or neighbour notification letter issued to the adjoining property on 24.08.2017.

Assessment

The main issues to be taken into consideration in the assessment of this application are:

- The principle of the development;
- Design and amenity; and
- Impact upon National Park special qualities

The principle of the development

The National Planning Policy Framework (NPPF) places emphasis on a presumption in favour of sustainable development to guide decision making. Policy 1 of the NNPA Core Strategy Local Development Framework (Core Strategy) seeks to ensure that development proposals will conserve or enhance the special qualities of the National Park. The effects of the proposed scheme on these qualities are discussed in more detail later in this report.

The application site is located within the open countryside whereby Core Strategy policy 5 limits development to the reuse of existing buildings, with new buildings only permitted where these could not be located elsewhere and would not impact detrimentally upon the special qualities of the National Park. The development proposed could not, logically, be located elsewhere due to its being an extension to an existing property and, as assessed below would not result in harm to the National Park's identified special qualities. It is therefore considered that the proposed development would accord with the aims and objectives of Core Strategy policy 5 and the NPPF.

Design and Amenity

The NPPF highlights the importance of good design principles within planning. This is echoed within Core Strategy policy 3, which promotes the principles of sustainable development, requiring the design and construction of a proposal to protect and enhance local character, and guidance set out within the NNPA Design Guide Supplementary Planning Document (SPD).

The overall design, appearance and proposed materials to be used in the construction of the extensions are considered to be both appropriate and sympathetic within the context of the site and its adjoining neighbour. The two storey element of the proposed extension would also appear as a subservient addition to the host property through the incorporation of a slightly set-down roof ridge height from that of the existing property and whilst constituting a fairly significant increase in the property size is considered to be acceptable in terms of scale. The proposals would not have an adverse impact upon the character, appearance or wider visual amenity of the site or surrounding



area and therefore would accord with Core Strategy policies 3 and 20 and the NPPF. A condition would be attached to this planning approval in order to secure the use of natural stone and slate (to match the existing property, as detailed within the information submitted) rather than reconstituted materials, in order to ensure their suitability within the context of the existing property and surrounding area.

The property adjoins its neighbour, Craigshield, to the eastern side, with the proposed extensions wholly located to the western side of the building. It is therefore considered that the proposed works would not impact detrimentally upon the amenity of this neighbouring dwelling in terms of any overlooking, loss of light or privacy or overbearing impact. The development therefore accords with Core Strategy policy 3 and the NPPF in this respect.

Impact upon National Park special qualities

No implications surrounding cultural heritage have been identified in relation to this application.

The application has been accompanied by a Bat and Barn Owl Survey which provides findings of site inspections and mitigations measures in respect of bats, with no barn owl nesting opportunities identified within the site. The NNPA Ecologist has reviewed the Survey submitted and has raised no objections to the application on the basis that the recommendations outlined within the report are made a condition of the grant of planning permission. Such a condition is considered to be reasonable and subject to its inclusion, the development is considered to be acceptable in terms of its impact upon ecology and biodiversity, in accordance with Core Strategy policy 17 and the NPPF.

The information submitted does not include details of any external lighting to be installed in conjunction with the proposed development. Due to the remote location of the application site, in order to protect the tranquillity and dark skies of the National Park through the installation of inappropriately designed external lighting, a condition would be included requiring that details of any external lighting required to be installed in conjunction with the proposed development be submitted to and approved in writing by NNPA prior to installation. Subject to the inclusion of such a condition the proposed development accords with Core Strategy policies 1 and 19 and NPPF Paragraph 125.

Recommendation & Conditions

It is recommended that conditional planning permission is granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission

Reason: To ensure that the development is commenced within a reasonable period of time from the date of this permission, as required by Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:



- Application form, received 7th July 2017
- Location plan, received 7th July 2017
- Site plan as proposed, received 7th July 2017
- Ground Floor Plan as proposed (scale 1:50), received 17th July 2017
- First Floor Plan as proposed (scale 1:50), received 17th July 2017
- Gable elevation as proposed (scale 1:50), received 17th July 2017
- Rear elevation as proposed (scale 1:50), received 17th July 2017
- Front elevation as proposed (scale 1:50), received 17th July 2017
- *E3 Ecology Ltd Bat and Barn Owl Survey Craigshield Northumberland August 2017*, received 22nd August 2017

Reason: For the avoidance of doubt, to enable the Local Planning Authority to adequately manage the development and to ensure the proposals accord with policies 1, 3, 5, 17, 18, 19 and 20 of the Northumberland National Park Authority Core Strategy & Development Policies Document (Core Strategy) and the National Planning Policy Framework (NPPF)

3. The development hereby approved shall be carried out in strict accordance with the working practices and mitigation requirements set out in the *E3 Ecology Ltd Bat and Barn Owl Survey Craigshield Northumberland August 2017*, received 22nd August 2017. In particular, attention is drawn to the need to undertake the development in accordance with the requirements in respect of:

- The erection of bat boxes on a south or western facing building; and
- Adherence to a working method statement

Reason: To ensure the development poses no risk of unacceptable harm to protected species and to ensure the development is in accordance with Core Strategy policy 17 and Chapter 11 of the NPPF and the Conservation of Habitats and Species Regulations 2010

4. The stone and slate to be used in the development hereby permitted shall suitably match that of the existing building and shall be natural stone and slate only and shall not be artificial or reconstituted stone or slate.

Reason: To ensure that the development respects the appearance of the existing property and to maintain the visual appearance and amenity of the area and the special qualities of the National Park, in accordance with Core Strategy policies 1 and 3 and the NPPF

5. Prior to the fixing of any external lighting within the site required in association with the development hereby permitted, details of the external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Details should include:

- The specific location of all external lighting units;
- Design of all lighting units;
- Details of beam orientation and lux levels; and
- Any proposed measures such as motion sensors and timers that will be used on lighting units.



The approved lighting scheme shall be installed in accordance with the approved details and shall be maintained as such thereafter, unless removed entirely.

Reason: In order to ensure that there is no harmful effect upon the tranquillity and intrinsically dark character of the area, including the Northumberland Dark Sky Park through excessive light pollution, in accordance with Core Strategy policy 19 and the NPPF.

Informative Notes

1. This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
 - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, may constitute unauthorised development and may be liable to enforcement action.
 - b) You, your agent, or any other person responsible for implementing this permission should inform the Local Planning Authority immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new application.
2. This consent is granted subject to conditions and it is the owner and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. Some conditions may require work to be carried out, or details to be approved prior to the commencement of the development.

Where pre-commencement conditions are not complied with, the whole of the development could be unauthorised, and you may be liable to enforcement action. In some circumstances, the only way to rectify the situation may be through the submission of a new application. If any other type of condition is breached then you may be liable to a breach of condition notice.

3. The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>



Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Background Papers

Application file 17NP0078

EIA Screening Opinion

	Signature	Date
Planning Officer		
Head of Development Management or Chief Executive		